



## 20 Levett Drive | Thurcroft | S66 9FF

Guide Price £275,000 to £285,000

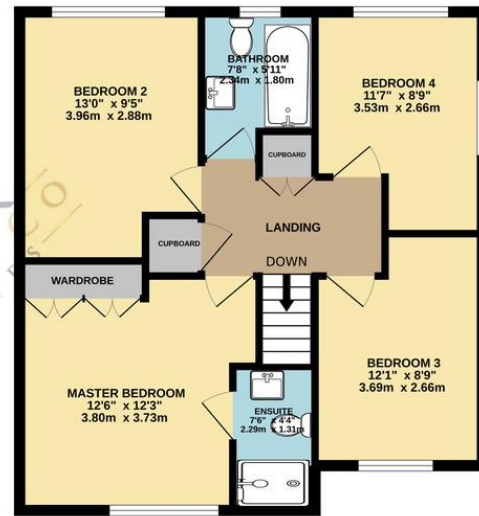
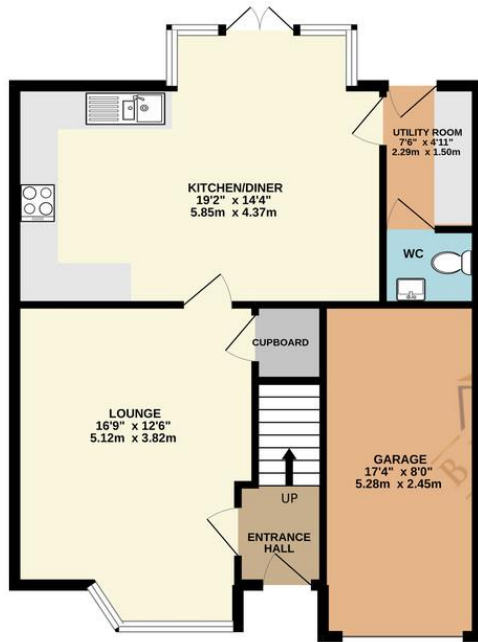
Bell & Co Estates are honoured to present this FOUR BEDROOM Detached home in the heart of Thurcroft. Briefly comprising of Entrance Hall giving access into the large Lounge with bay window and downstairs storage cupboard, LARGE modern fitted Kitchen with appliances and open plan Dining area with patio doors, separate Utility Room with downstairs WC. Upstairs are FOUR DOUBLE BEDROOMS, the master is complete with fitted wardrobes and EN-SUITE, modern family Bathroom with bath, WC and wash basin. To the front of the property is a driveway with space for two cars and Garage which is accessed via an up and over garage door. To the rear of the property is an enclosed garden with patio area. Neutral throughout, this home is simply ready to move into! Being in a prime location, close to all local amenities, schools and transport links this makes a great family home. Call now to avoid disappointment!

- FOUR BEDROOM DETACHED
- Modern Throughout
- Kitchen With Appliances
- Open Plan Kitchen, Dining Room
- Downstairs W/C
- Master Bedroom With Fitted Wardrobes & En-Suite
- Integrated Garage



GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.

1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1299 sq.ft. (120.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Contact Details

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20, Levett Drive  
Thurcroft  
ROTHERHAM  
S66 9FF

Energy rating

**B**

Valid until  
**7 May 2027**

Certificate number  
**8204-4685-3139-6707-6533**

**Property type** Detached house

**Total floor area** 109 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements